

370 DIEPPE Drive #105, Calgary t3e7l4

MLS®#: **A2179383** Area: **Currie Barracks** Listing Date: **11/18/24** List Price: **\$350,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2024**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
 Abv Sqft: **475**
 Low Sqft:
 Ttl Sqft: **475**

Parkade,Stall,Titled,Underground

DOM

4

Layout

Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **BBQ gas line,Covered Courtyard**

Construction: **Concrete,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Closet Organizers,Crown Molding,Kitchen Island,Open Floorplan,Quartz Counters,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`0" x 10`6"	Dining Room	Main	7`1" x 10`6"
Living Room	Main	10`3" x 10`6"	Bedroom	Main	10`1" x 9`3"
4pc Bathroom	Main	8`0" x 4`11"			

Legal/Tax/Financial

Condo Fee: **\$254** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc:

2411591

Remarks

Pub Rmks:

Welcome to one of Calgary's most sought-after locations, with this stunning 1-bedroom condo at Quesnay at Currie (pronounced Ke-Nay). This main-floor unit offers a private entrance and steps leading down to a secluded, covered courtyard—ideal for relaxation or entertaining. Inside, you'll find soaring 10-ft ceilings and elegant crown moulding throughout, creating an open and luxurious atmosphere. The 'Rosso' floor plan is part of an award-winning neoclassical revival design by Louis Duncan-He, set in the vibrant and historic Currie Barracks. This unique community is just minutes from downtown Calgary and within walking distance of MRU. Enjoy the convenience of titled underground parking, plus plenty of visitor parking, all nestled in a neighbourhood boasting over 100 acres of green space, a dog park, and a rich 100-year history. Inside the condo, the open-concept floor plan flows seamlessly from the gourmet kitchen to the spacious living room. The kitchen features full-height cabinetry, elegant quartz countertops, a quartz backsplash, and built-in stainless steel appliances. The waterfall quartz countertops continue in the bathroom, where you'll find a quartz vanity and modern tile to the ceiling. The full bathroom includes a luxurious waterfall showerhead. The unit also includes full-sized washer/dryer in-suite, and A/C rough-ins for added comfort. As a bonus, the condo has direct access to a private courtyard with additional outdoor space, and you'll enjoy the security and convenience of titled heated underground parking, along with ample visitor parking. Located in one of Calgary's hottest new developments, Quesnay at Currie offers the perfect blend of historic charm and modern luxury. Just minutes from 17th Ave shopping and entertainment, Westmount, and the ATCO corporate campus, this is a prime location to live, work, and play. With its luxury upgrades, prime inner-city location, and move-in ready condition, this condo won't last long. Book your viewing today before it's gone!

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







